

## *Article 4: Zoning District Regulations*

### **Section 401: Statement of Intent**

- (A) The intent of Article 4 of this Zoning Ordinance is to assign a list of uses, which are permitted by right, special exception and conditional use for each Zoning District, as well as establish the minimum and maximum dimensional requirements for each permitted use. Where appropriate, special provisions shall be designated for the permitted uses by reference to other sections of this Zoning Ordinance
- (B) The provisions of Article 4 are intended to be generally consistent with the West Nantmeal Comprehensive Plan, as may be revised or amended.
- (C) The uses permitted within each Zoning District shall be subject to the interpretation of the Zoning Officer. Should a dispute arise concerning the interpretation of the uses, procedural requirements, utility provisions and/or dimensional requirements, the person aggrieved by the interpretation may file an appeal with the Zoning Hearing Board. In all cases, the burden of proof and submission of technical evidence shall be the responsibility of the person appealing the interpretation of the Zoning Officer.

### **Section 402: Agricultural Preservation (R-1) Zoning District**

- (A) **Purpose:** The R-1 Zoning District generally contains areas with existing agricultural, woodlands, stream valleys and residential uses. The presence of active and productive agricultural lands is a significant land resource within West Nantmeal Township. The purpose of the R-1 Zoning District is as follows:
  - (1) To accommodate the continuation of agriculture as a land use within West Nantmeal Township.
  - (2) To accommodate agricultural development and other development of a type and density that will have the least possible conflict with existing and potential agricultural areas.
  - (3) To encourage the appropriate utilization of lands characterized by prime agricultural soils, recognizing that such soils are a precious, irreplaceable natural resource.
  - (4) To provide for residential uses in a rural setting.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the R-1 Zoning District:
  - (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
  - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
  - (3) Single Family Detached Dwelling Units, subject to the Residential Lot Averaging Design provisions specified under Section 606 of this Zoning Ordinance.
  - (4) Boarding or Rooming House, subject to Section 613 of the Zoning Ordinance
  - (5) Accessory Apartment for Relatives, subject to Section 614 of this Zoning Ordinance.
  - (6) Category 1 Home Occupation, subject to Section 615.1 of this Zoning Ordinance.
  - (7) Category 2 Home Occupation, subject to Section 615.2 of this Zoning Ordinance.
  - (8) General Agricultural Uses, subject to Section 703.1 of this Zoning Ordinance.

- (9) Intensive Agricultural Uses, subject to Section 703.2 of this Zoning Ordinance.
- (10) Farm-Related Business, subject to Section 703.3 of this Zoning Ordinance.
- (11) Farm-Support Business, subject to Section 703.4 of this Zoning Ordinance.
- (12) Commercial Greenhouse and Tree Farm, subject to Section 713 of this Zoning Ordinance.
- (13) Horseback Riding School, subject to Section 726.1 of this Zoning Ordinance.
- (14) Horseback Riding Stables, subject to Section 726.2 of this Zoning Ordinance.
- (15) Municipal Uses, subject to Section 736.1 of this Zoning Ordinance.
- (16) Nursery or Landscape Center, subject to Section 737 of this Zoning Ordinance.
- (17) Non-Commercial Recreation Uses, subject to Section 742.1 of this Zoning Ordinance.
- (18) Public Utilities, subject to Section 750.3 of this Zoning Ordinance.

(C) **Uses by Conditional Use.** The following principal uses and their accessory uses are permitted by conditional use within the R-1 Zoning District:

- (1) Bed and Breakfast Establishments, subject to Section 612 of the Zoning Ordinance.

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the R-1 Zoning District:

- (1) Group Home, subject to Section 609 of this Zoning Ordinance.
- (2) Airport, Heliports and Helistops, subject to Section 704 of this Zoning Ordinance.
- (3) Commercial Communication Towers and Facilities, subject to Section 711 of this Zoning Ordinance.
- (4) Commercial Mushroom Production, subject to Section 712.2 of this Zoning Ordinance.
- (5) Family Child Daycare Home, subject to Section 718.1 of this Zoning Ordinance.
- (6) Educational Uses, subject to Section 719 of this Zoning Ordinance.
- (7) Kennel or Animal Shelter, subject to the provisions of Section 731 of this Zoning Ordinance.
- (8) Places of Worship, subject to Section 739 of this Zoning Ordinance
- (9) Veterinary Hospitals, subject to Section 751 of this Zoning Ordinance.

(E) **Utility and Dimensional Requirements:** Matrix Chart 1 provides the basic utility and dimensional requirements for all uses within the R-1 Zoning District. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 1, the provisions contained within the text shall prevail.

(F) **Accessory Uses and Structures:** Accessory uses and/or structures shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by West Nantmeal Township.

- (G) **Off-Street Parking and Loading:** Where applicable, all uses within the R-1 Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all uses within the R-1 District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for uses within the R-1 Zoning District.
- (J) **Nonconforming Uses:** Uses that are classified as nonconforming uses shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-1 Zoning District.

**Matrix Chart 1: R-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	2 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
SF Detached Units Lot Averaging Design	By Right	Optional	Optional	Variable	Refer to Section 606 for additional requirements						
Boarding House or Rooming House	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	10 %	20 %
Accessory Apartment for Relatives	By Right	On-Lot	On-Lot	2 acres	Refer to Section 614 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	Variable	Refer to Section 615.1 for additional requirements						
Category 2 Home Occupation	By Right	On-Lot	On-Lot	Variable	Refer to Section 615.2 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.1 for additional requirements						
Intensive Agricultural	By Right	On-Lot	On-Lot	20 acres	Refer to Section 703.2 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.3 for additional requirements						
Farm-Support Business	By Right	On-Lot	On-Lot	5 acres	Refer to Section 703.4 for additional requirements						
Comm. Greenhouse and Tree Farm	By Right	On-Lot	On-Lot	5 acres	Refer to Section 713 for additional requirements						
Horseback Riding School	By Right	On-Lot	On-Lot	5 acres	Refer to Section 726.1 for additional requirements						
Horseback Riding Stable	By Right	On-Lot	On-Lot	5 acres	Refer to Section 726.2 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 736.1 for additional requirements						
Nursery or Landscaping Center	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Non-Commercial Recreational Uses	By Right	Optional	Optional	2 acres	Refer to Section 742.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 750.3 for additional requirements						

**Matrix Chart 1: R-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Bed and Breakfast, Tourist Est.	Conditional Use	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	10 %	20 %
Group Home	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 609 for additional requirements						
Airport, Heliports and Helistops	Special Exception	Optional	Optional	20 acres	Refer to Section 704 for additional requirements						
Communication Towers/Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 711 for additional requirements						
Comm. Mushroom Production	Special Exception	On-Lot	On-Lot	20 acres	Refer to Section 712.2 for additional requirements						
Family Child Daycare Home	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 718.1 for additional requirements						
Educational Use	Special Exception	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Kennels and Animal Shelters	Special Exception	On-Lot	On-Lot	5 acres	Refer to Section 731 for additional requirements						
Places of Worship Religious Uses	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Veterinary Hospitals	Special Exception	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	30 %	50 %

**Section 403: Rural Residential (R-2) Zoning District**

(A) **Purpose:** The R-2 Zoning District generally contains areas with existing agricultural, woodlands, stream valleys and rural residential uses. The purpose of the R-2 Zoning District is as follows:

- (1) To accommodate the continuation of agriculture as a land use within West Nantmeal Township.
- (2) To preserve and enhance ecologically fragile and aesthetically valuable environments of West Nantmeal Township. Specific environmental features to be preserved and enhanced include, but are not necessarily limited to streams, stream valleys, watercourses, floodplains, wetlands, groundwater, steep slopes, woodlands, scenic vistas, and scenic corridors.
- (3) To permit development of a type and density, which will have minimal adverse impacts upon the natural features and the surrounding properties.
- (4) To provide a clearly defined limit between residential uses, densities and developments within West Nantmeal Township.

(B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the R-2 Zoning District:

- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (2) Forestry, subject to Section 505 of this Zoning Ordinance.
- (3) Single Family Detached Dwelling Units containing less than twenty (20) gross acres of land, as deeded, described and contained as part of the parent tract after the enactment date of this Zoning Ordinance, subject to the conventional development requirements specified under Sections 403 and 602 of this Zoning Ordinance.
- (4) Boarding or Rooming House, subject to Section 613 of the Zoning Ordinance
- (5) Accessory Apartment for Relatives, subject to Section 614 of this Zoning Ordinance.
- (6) Category 1 Home Occupation, subject to Section 615.1 of this Zoning Ordinance.
- (7) Category 2 Home Occupation, subject to Section 615.2 of this Zoning Ordinance.
- (8) General Agricultural Uses, subject to Section 703.1 of this Zoning Ordinance.
- (9) Farm-Related Business, subject to Section 703.3 of this Zoning Ordinance.
- (10) Farm-Support Business, subject to Section 703.4 of this Zoning Ordinance.
- (11) Emergency Services Operation, subject to Section 720 of this Zoning Ordinance.
- (12) Horseback Riding School, subject to Section 726.1 of this Zoning Ordinance.
- (13) Horseback Riding Stable, subject to Section 726.2 of this Zoning Ordinance.
- (14) Municipal Uses, subject to Section 736.1 of this Zoning Ordinance.
- (15) Nursery or Landscape Center, subject to Section 737 of this Zoning Ordinance.
- (16) Non-Commercial Recreation Uses, subject to Section 742.1 of this Zoning Ordinance.
- (17) Public Utilities, subject to Section 750.3 of this Zoning Ordinance.

- (C) **Uses Permitted by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the R-2 Zoning District:
- (1) Residential Cluster Developments containing twenty (20) or more gross acres of land, as deeded, described and contained as part of the parent tract after the enactment date of this Zoning Ordinance, subject to the provisions specified under Section 607 of this Zoning Ordinance.
  - (2) Bed and Breakfast, subject to Section 612 of the Zoning Ordinance.
  - (3) Golf Course, subject to the provisions of Section 724 of this Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the R-2 Zoning District:
- (1) Group Home, subject to Section 609 of this Zoning Ordinance.
  - (2) Family Child Daycare Home, subject to Section 718.1 of this Zoning Ordinance.
  - (3) Educational Use, subject to Section 719 of this Zoning Ordinance.
  - (4) Places of Worship and Religious Uses, subject to Section 739 of this Zoning Ordinance.
  - (5) Veterinary Hospitals, subject to Section 751 of this Zoning Ordinance.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 2 provides the basic utility and dimensional requirements for all uses within the R-2 Zoning District. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 2, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures to the uses shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by West Nantmeal Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all uses within the R-2 Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all uses within the R-2 District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for uses within the R-2 Zoning District.
- (J) **Nonconforming Uses:** Uses that are classified as nonconforming uses shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-2 Zoning District.

**Matrix Chart 2: R-2 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	2 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
SF Detached Units less than 20 acres	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	10 %	20 %
Boarding House or Rooming House	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	10 %	20 %
Accessory Apartment for Relatives	By Right	On-Lot	On-Lot	2 acres	Refer to Section 614 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	Variable	Refer to Section 615.1 for additional requirements						
Category 2 Home Occupation	By Right	On-Lot	On-Lot	Variable	Refer to Section 615.2 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.1 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.3 for additional requirements						
Farm-Support Business	By Right	On-Lot	On-Lot	5 acres	Refer to Section 703.4 for additional requirements						
Emergency Services Operation	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Horseback Riding School	By Right	On-Lot	On-Lot	5 acres	Refer to Section 726.1 for additional requirements						
Horseback Riding Stable	By Right	On-Lot	On-Lot	5 acres	Refer to Section 726.2 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 736.1 for additional requirements						
Nursery or Landscaping Center	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Non-Commercial Recreational Uses	By Right	Optional	Optional	2 acres	Refer to Section 742.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 750.3 for additional requirements						



**Matrix Chart 2: R-2 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Residential Cluster 20 acres or more	Conditional Use	Optional	Optional	Variable	Refer to Section 607 for additional requirements						
Bed and Breakfast, Tourist Est.	Conditional Use	On-Lot	On-Lot	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	10 %	20 %
Golf Course 9 Holes	Conditional Use	Optional	Optional	50 acres	Refer to Section 724 for additional requirements						
Golf Course 18 Holes	Conditional Use	Optional	Optional	100 acres	Refer to Section 724 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 709 for additional requirements						
Family Child Daycare Home	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 718.1 for additional requirements						
Educational Use	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Places of Worship Religious Uses	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Veterinary Hospitals	Special Exception	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	30 %	50 %

#### **Section 404: Suburban Residential (R-3) Zoning District**

- (A) **Purpose:** The R-3 Zoning District generally contains areas with developments containing medium density residential uses. The purpose of the R-3 Zoning District is as follows:
- (1) To accommodate the expansion of suburban development in those areas best-suited for medium density residential development.
  - (2) To preserve groundwater quality and quantity by encouraging new development to connect with or extend public or community water supplies and sanitary sewage systems.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the R-3 Zoning District:
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
  - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
  - (3) Single Family Detached Dwelling Units, subject to the conventional development requirements specified under Sections 404 and 602 of this Zoning Ordinance.
  - (4) Single Family Semi-Detached Dwelling Units, subject to Sections 404 and 603 of this Zoning Ordinance.
  - (5) Boarding or Rooming House, subject to Section 613 of the Zoning Ordinance.
  - (6) Category 1 Home Occupation, subject to Section 615.1 of this Zoning Ordinance.
  - (7) Category 2 Home Occupation, subject to Section 615.2 of this Zoning Ordinance.
  - (8) General Agricultural Uses, subject to Section 703.1 of this Zoning Ordinance.
  - (9) Farm-Related Business, subject to Section 703.3 of this Zoning Ordinance.
  - (10) Community Center, subject to Section 715 of this Zoning Ordinance
  - (11) Emergency Services Operations, subject to Section 720 of this Zoning Ordinance.
  - (12) Municipal Uses, subject to Section 736.1 of this Zoning Ordinance.
  - (13) Non-Commercial Recreation Uses, subject to Section 742.1 of this Zoning Ordinance.
  - (14) Public Utilities, subject to Section 750.3 of this Zoning Ordinance
- (C) **Uses Permitted by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the R-3 Zoning District:
- (1) Townhouses, subject to Section 604 of this Zoning Ordinance.
  - (2) Apartments, subject to Section 605 of this Zoning Ordinance.
  - (3) Residential Cluster Developments containing twenty (20) or more gross acres of land, as deeded, described and contained as part of the parent tract after the enactment date of this Zoning Ordinance, subject to the provisions specified under Section 608 of this Zoning Ordinance.
  - (4) Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 610 of this Zoning Ordinance.

- (5) Commercial Campgrounds, subject to Section 710 of this Zoning Ordinance.
  - (6) Commercial Recreation Uses, subject to Section 742.2 of this Zoning Ordinance
- (D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the R-3 Zoning District:
- (1) Group Home, subject to Section 609 of this Zoning Ordinance.
  - (2) Family Child Daycare Home, subject to Section 718.1 of this Zoning Ordinance.
  - (3) Educational Use, subject to Section 719 of this Zoning Ordinance.
  - (4) Places of Worship and Religious Uses, subject to Section 739 of this Zoning Ordinance.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 3 provides the basic utility and dimensional requirements for all uses within the R-3 Zoning District. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 3, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by West Nantmeal Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all uses within the R-3 Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all uses within the R-3 District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for uses within the R-3 Zoning District.
- (J) **Nonconforming Uses:** Uses that are classified as nonconforming uses shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-3 Zoning District.

**Matrix Chart 3: R-3 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	2 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		On-Lot	Public	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		Public	On-Lot	30,000 sq.foot	125 feet	40 feet	20 feet	30 feet	35 feet	20 %	30 %
		Public	Public	18,000 sq.foot	100 feet	40 feet	15 feet	20 feet	35 feet	30 %	40 %
Single Family Semi-Detached Units	By Right	Public	Public	10,000 sq.foot	60 feet	40 feet	15 feet	20 feet	35 feet	40 %	50 %
Boarding House or Rooming House	By Right	Optional	Optional	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 615.1 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 615.2 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.1 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.3 for additional requirements						
Community Center	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Emergency Services Operation	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 736.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	1 acre	Refer to Section 742.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 750.3 for additional requirements						
Townhouses	Conditional Use	Public	Public	10 acres	Refer to Section 604 for additional requirements						

**Matrix Chart 3: R-3 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Apartments	Conditional Use	Public	Public	10 acres	Refer to Section 605 for additional requirements						
Residential Cluster Development	Conditional Use	Public	Public	20 acres	Refer to Section 608 for additional requirements						
Assisted Living Care, Convalescent Home	Conditional Use	Public	Public	5 acres	Refer to Section 610 for additional requirements						
Commercial Campgrounds	Conditional Use	Optional	Optional	20 acres	Refer to Section 710 for additional requirements						
Commercial Recreation Use	Conditional Use	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	40 %	60 %
Group Home	Special Exception	Public	Public	Variable	Refer to Section 609 for additional requirements						
Family Child Daycare Home	Special Exception	Optional	Optional	Variable	Refer to Section 718.1 for additional requirements						
Educational Use	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Places of Worship Religious Uses	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %

**Section 405: Village Commercial (C-1) Zoning District**

(A) **Purpose:** The C-1 Zoning District generally contains areas with a mixture of residential, commercial and institutional uses in a village setting. The purpose of the C-1 Zoning District is as follows:

- (1) To provide for village commercial uses containing retail shops, personal service establishments, recreational facilities, institutional uses, residential uses and similar uses to accommodate the day-to-day needs of the residents of the community.
- (2) To provide a variety of commercial services to the residents of the community with optimum convenience within commercial nodes along arterial and collector roads.

(B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the C-1 Zoning District:

- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (2) Forestry, subject to Section 505 of this Zoning Ordinance.
- (3) Boarding or Rooming House, subject to Section 613 of the Zoning Ordinance
- (4) Category 1 Home Occupation, subject to Section 615.1 of this Zoning Ordinance.
- (5) Category 2 Home Occupation, subject to Section 615.2 of this Zoning Ordinance.
- (6) Mixed Use containing a permitted commercial use and apartments, subject to Section 616 of this Zoning Ordinance.
- (7) General Agricultural Uses, subject to Section 703.1 of this Zoning Ordinance.
- (8) Farm-Related Business, subject to Section 703.3 of this Zoning Ordinance.
- (9) Banks and Financial Institutions, subject to Section 706 of this Zoning Ordinance.
- (10) Business and Professional Office, subject to Section 707 of this Zoning Ordinance.
- (11) Club, Lodge or Social Quarters, subject to Section 709 of this Zoning Ordinance.
- (12) Commercial Greenhouses and Tree Farms, subject to Section 713 of this Zoning Ordinance.
- (13) Community Center, subject to Section 715 of this Zoning Ordinance.
- (14) Construction Services, subject to Section 716 of this Zoning Ordinance.
- (15) Emergency Services Operation, subject to Section 720 of this Zoning Ordinance.
- (16) Fabrication and Finishing, subject to Section 721 of this Zoning Ordinance.
- (17) Funeral Home, subject to Section 723 of this Zoning Ordinance.
- (18) Home Center, subject to Section 725 of this Zoning Ordinance.
- (19) Laundromats and Dry Cleaners, subject to Section 732 of this Zoning Ordinance.
- (20) Manufacturing, subject to Section 733 of this Zoning Ordinance.
- (21) Medical, Dental, Vision, Counseling and Health Care Services, subject to Section 734 of this Zoning Ordinance.

- (22) Municipal Uses, subject to Section 736.1 of this Zoning Ordinance.
- (23) Governmental Uses, subject to Section 736.2 of this Zoning Ordinance.
- (24) Nursery or Landscape Center, subject to Section 737 of this Zoning Ordinance.
- (25) Personal Service Establishment, subject to Section 738 of this Zoning Ordinance.
- (26) Printing and Publishing Facilities, subject to Section 740 of this Zoning Ordinance.
- (27) Non-Commercial Recreation Uses, subject to Section 742.1 of this Zoning Ordinance.
- (28) Restaurants, subject to Section 745 of this Zoning Ordinance.
- (29) Retail Business Uses, subject to Section 746 of this Zoning Ordinance.
- (30) Public Utilities, subject to Section 750.3 of this Zoning Ordinance.

(C) **Uses Permitted by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the C-1 Zoning District:

- (1) Townhouses, subject to Section 604 of this Zoning Ordinance.
- (2) Apartments, subject to Section 605 of this Zoning Ordinance.
- (3) Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 610 of this Zoning Ordinance.
- (4) Manufactured Home Parks, subject to Section 611 of this Zoning Ordinance.
- (5) Bed and Breakfast Establishments, subject to Section 612 of the Zoning Ordinance.
- (6) Convenience Stores, subject to Section 717 of this Zoning Ordinance.
- (7) Mini-Malls, subject to Section 735 of this Zoning Ordinance.
- (8) Commercial Recreation Uses, subject to Section 742.2 of this Zoning Ordinance.

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the C-1 Zoning District:

- (1) Single Family Detached Dwelling Units, subject to Sections 405 and 602 of this Zoning Ordinance.
- (2) Automobile Sales, subject to Section 705.1 of this Zoning Ordinance.
- (3) Automobile Service Establishments, subject to Section 705.2 of this Zoning Ordinance.
- (4) Car Washing Facilities, subject to Section 705.3 of this Zoning Ordinance.
- (5) Group Child Daycare Home, subject to section 718.2 of this Zoning Ordinance
- (6) Child Daycare Center, subject to section 718.3 of this Zoning Ordinance.
- (7) Adult Care Facility, subject to section 718.4 of this Zoning Ordinance
- (8) Educational uses, subject to Section 719 of this Zoning Ordinance.

- (9) Hotel or Motel, subject to Section 728 of this Zoning Ordinance.
  - (10) Places of Worship and Religious Uses, subject to Section 739 of this Zoning Ordinance.
  - (11) Truck Service and Maintenance Establishment, subject to Section 749 of this Zoning Ordinance.
  - (12) Veterinary Hospitals, subject to Section 751 of this Zoning Ordinance.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 4 provides the basic utility and dimensional requirements for all uses within the C-1 Zoning District. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 4, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by West Nantmeal Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all uses within the C-1 Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all uses within the C-1 District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for uses within the C-1 Zoning District.
- (J) **Nonconforming Uses:** Uses that are classified as nonconforming uses shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the C-1 Zoning District.



**Matrix Chart 4: C-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	2 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Boarding House Rooming House	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	20 %	30 %
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 615.1 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 615.2 for additional requirements						
Mixed Use	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
General Agricultural	By Right	Optional	Optional	2 acres	Refer to Section 703.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	2 acres	Refer to Section 703.3 for additional requirements						
Banks /Financial Institutions	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Business and Professional Offices	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Club, Lodge or Social Quarters	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Comm. Greenhouse and Tree Farm	By Right	Optional	Optional	10 acres	Refer to Section 713 for additional requirements						
Community Center	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Construction Services	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Emergency Services Operation	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Fabrication and Finishing	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Funeral Home	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %

**Matrix Chart 4: C-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Home Center	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Laundromats and Dry Cleaners	By Right	Public	Public	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Manufacturing	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Medical, Dental, Vision, Counseling, Health Care Service	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 736.1 for additional requirements						
Governmental Uses	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Nursery or Landscape Center	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	30 %	50 %
Personal Services Establishment	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Printing / Publishing Facility	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Non-Commercial Recreation Use	By Right	Optional	Optional	1 acre	Refer to Section 742.1 for additional requirements						
Restaurants	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Retail Business Use	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %

**Matrix Chart 4: C-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 750.3 for additional requirements						
Townhouses	Conditional Use	Public	Public	5 acres	Refer to Section 604 for additional requirements						
Apartments	Conditional Use	Public	Public	5 acres	Refer to Section 605 for additional requirements						
Assisted Living Care, Convalescent Home	Conditional Use	Public	Public	5 acres	Refer to Section 610 for additional requirements						
Manufactured Home Park	Conditional Use	Public	Public	10 acres	Refer to Section 611 for additional requirements						
Bed and Breakfast, Tourist Est.	Conditional Use	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	20 %	30 %
Convenience Stores	Conditional Use	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	30 %	50 %
Mini-Malls	Conditional Use	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	30 %	50 %
Commercial Recreation Use	Conditional Use	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Single Family Detached Units	Special Exception	On-Lot	On-Lot	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		On-Lot	Public	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		Public	On-Lot	30,000 sq.feet	125 feet	40 feet	20 feet	30 feet	35 feet	20 %	30 %
		Public	Public	18,000 sq.feet	100 feet	40 feet	15 feet	20 feet	35 feet	30 %	40 %
Automobile Sales	Special Exception	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Automobile Service Station	Special Exception	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Car Washing Facility	Special Exception	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Group Child Daycare Home	Special Exception	Optional	Optional	Variable	Refer to Section 718.2 for additional requirements						
Child Daycare Center	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %

**Matrix Chart 4: C-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Adult Care Facility	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Educational Use	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Hotel or Motel	Special Exception	Public	Public	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Places of Worship Religious Uses	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Truck Service and Maintenance Facility	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Veterinary Hospital	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %

**Section 406: Limited Industrial (I-1) Zoning District**

(A) **Purpose:** The I-1 Zoning District generally contains areas with a mixture of commercial and industrial uses located within close proximity of highways. The purpose of the I-1 Zoning District is as follows:

- (1) To accommodate commercial and industrial uses, which may be conducted on individual lots with sufficient infrastructure.
- (2) To protect the residents within the community from excessive traffic volume on local roads by locating these uses in close proximity to expressways and arterial roads.
- (3) To locate and cluster certain non-residential uses that may be considered offensive to residential uses.

(B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the I-1 Zoning District:

- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (2) Forestry, subject to Section 505 of this Zoning Ordinance.
- (3) Category 1 Home Occupation, subject to Section 615.1 of this Zoning Ordinance.
- (4) Category 2 Home Occupation, subject to Section 615.2 of this Zoning Ordinance.
- (5) General Agricultural Uses, subject to Section 703.1 of this Zoning Ordinance.
- (6) Intensive Agricultural Uses, subject to Section 703.2 of this Zoning Ordinance.
- (7) Farm-Related Business, subject to Section 703.3 of this Zoning Ordinance.
- (8) Farm-Support Business, subject to Section 703.4 of this Zoning Ordinance.
- (9) Business and Professional Offices, subject to Section 707 of this Zoning Ordinance.
- (10) Commercial Greenhouse and Tree Farm, subject to Section 713 of this Zoning Ordinance.
- (11) Construction Services, subject to Section 716 of this Zoning Ordinance.
- (12) Emergency Services Operation, subject to Section 720 of this Zoning Ordinance.
- (13) Fabrication and Finishing Uses, subject to Section 721 of this Zoning Ordinance.
- (14) Food Processing Facilities, subject to Section 722 of this Zoning Ordinance.
- (15) Home Center, subject to Section 725 of this Zoning Ordinance.
- (16) Manufacturing Uses, subject to Section 733 of this Zoning Ordinance.
- (17) Medical, Dental, Vision, Counseling and Health Care Services, subject to Section 734 of this Zoning Ordinance.
- (18) Municipal Uses, subject to Section 736.1 of this Zoning Ordinance.
- (19) Governmental Uses, subject to Section 736.2 of this Zoning Ordinance.
- (20) Nursery or Landscape Center, subject to Section 737 of this Zoning Ordinance.
- (21) Personal Service Establishment, subject to Section 738 of this Zoning Ordinance.

- (22) Printing or Publishing Establishment, subject to Section 740 of this Zoning Ordinance.
- (23) Non-Commercial Recreation Uses, subject to Section 742.1 of this Zoning Ordinance.
- (24) Retail Business Uses, subject to Section 746 of this Zoning Ordinance.
- (25) Self-Storage and Portable Storage Facilities, subject to Section 747 of this Zoning Ordinance.
- (26) Public Utilities, subject to Section 750.3 of this Zoning Ordinance.
- (27) Warehousing and Freight Terminal Uses, subject to Section 752 of this Zoning Ordinance.
- (28) Wholesale and Distribution, subject to Section 753 of this Zoning Ordinance.

(C) **Uses Permitted by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the I-1 Zoning District:

- (1) Business, Professional Office and Industrial Parks, subject to Section 708 of this Zoning Ordinance.
- (2) Hospitals, Medical Centers, Ambulatory Care Centers and Health Clinics, subject to Section 727 of this Zoning Ordinance.
- (3) Incarceration Facility, subject to Section 729 of this Zoning Ordinance.
- (4) Junkyards, Salvage Yards and Impoundment Facilities, subject to Section 730 of this Zoning Ordinance.
- (5) Quarry and Mining Operations, subject to Section 741 of this Zoning Ordinance.
- (6) Quarry Support Operations, subject to Section 741 of this Zoning Ordinance.
- (7) Commercial Recreation Uses, subject to Section 742.2 of this Zoning Ordinance.
- (8) Research Facility, subject to Section 744 of this Zoning Ordinance.

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the I-1 Zoning District:

- (1) Single-Family Detached Dwellings, subject to Section 602 of this Zoning Ordinance.
- (2) Adult Business and Entertainment Uses, subject to Section 702 of this Zoning Ordinance.
- (3) Airport, Heliports and Helistops, subject to Section 704 of this Zoning Ordinance.
- (4) Car Washing Facilities, subject to Section 705.3 of this Zoning Ordinance.
- (5) Commercial Composting and Mulch Production, subject to Section 712.1 of this Zoning Ordinance.
- (6) Commercial Mushroom Production, subject to Section 712.2 of this Zoning Ordinance.
- (7) Commercial Water Resource Use, subject to Section 714 of this Zoning Ordinance.
- (8) Group Child Daycare Home, subject to section 718.2 of this Zoning Ordinance.
- (9) Child Daycare Center, subject to section 718.3 of this Zoning Ordinance.
- (10) Adult Care Facility, subject to section 718.4 of this Zoning Ordinance.

- (11) Hotel or Motel, subject to Section 728 of this Zoning Ordinance.
  - (12) Solid Waste Disposal and Reduction Facilities, subject to Section 748 of this Zoning Ordinance.
  - (13) Truck Service and Maintenance Establishment, subject to Section 749 of this Zoning Ordinance.
  - (14) Private Utilities, subject to Section 750.2 of this Zoning Ordinance.
  - (15) Undefined Uses, subject to Section 754 of this Zoning Ordinance
- (E) **Utility and Dimensional Requirements:** Matrix Chart 5 provides the basic utility and dimensional requirements for all uses within the I-1 Zoning District. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 5, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by West Nantmeal Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all uses within the I-1 Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all uses within the I-1 District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for uses within the I-1 Zoning District.
- (J) **Nonconforming Uses:** Uses that are classified as nonconforming uses shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the I-1 Zoning District

**Matrix Chart 5: I-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 and Section 804.7 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 615.1 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 615.2 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.1 for additional requirements						
Intensive Agricultural	By Right	Optional	Optional	20 acres	Refer to Section 703.2 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	2 acres	Refer to Section 703.3 for additional requirements						
Farm-Support Business	By Right	Optional	Optional	5 acres	Refer to Section 703.4 for additional requirements						
Business and Professional Offices	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.foot	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Comm. Greenhouse and Tree Farm	By Right	Optional	Optional	5 acres	Refer to Section 713 for additional requirements						
Construction Services	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Emergency Services Operation	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Fabrication and Finishing	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Food Processing Facility	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Home Center	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Manufacturing	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Medical, Dental, Vision, Counseling, Health Care Service	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.foot	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 736.1 for additional requirements						



**Matrix Chart 5: I-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Governmental Use	By Right	Optional	Optional	1 acre	150 feet	50 feet	40 feet	40 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Nursery or Landscaping Center	By Right	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Personal Services Establishment	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Printing or Publishing Establishment	By Right	Optional	Optional	1 acre	150 feet	50 feet	40 feet	40 feet	35 feet	30 %	50 %
Non-Commercial Recreation Use	By Right	Optional	Optional	2 acres	Refer to Section 742.1 for additional requirements						
Retail Business Use	By Right	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
		Public	Public	20,000 sq.feet	100 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Self-Storage or POD Facilities	By Right	Optional	Optional	5 acres	Refer to Section 747 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 750.3 for additional requirements						
Warehouse and Freight Terminal	By Right	Optional	Optional	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Wholesale and Distribution	By Right	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Business, Office or Industrial Parks	Conditional Use	Public	Public	10 acres	Refer to Section 708 for additional requirements						
Hospitals, Medical Centers, Amb. Care	Conditional Use	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Incarceration Facility	Conditional Use	Public	Public	20 acres	Refer to Section 729 for additional requirements						
Junkyard or Salvage Yard	Conditional Use	Optional	Optional	20 acres	Refer to Section 730 for additional requirements						
Quarry and Mining Activities	Conditional Use	Optional	Optional	20 acres	Refer to Section 741 for additional requirements						
Quarry Support Activities	Conditional Use	Optional	Optional	20 acres	Refer to Section 741 for additional requirements						

**Matrix Chart 5: I-1 Zoning District: Utility and Dimensional Requirements**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Commercial Recreation Use	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Research Facility	Conditional Use	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	30 %	50 %
Single-Family Detached Dwelling	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
		Public	Public	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Adult Business and Entertainment Use	Special Exception	Optional	Optional	1 acre	150 feet	50 feet	40 feet	40 feet	35 feet	30 %	50 %
Airport, Heliports and Helistops	Special Exception	Optional	Optional	20 acres	Refer to Section 704 for additional requirements						
Car Washing Facility	Special Exception	Optional	Optional	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	30 %	50 %
Comm. Composting Mulch Production	Special Exception	Optional	Optional	20 acres	Refer to Section 712.1 for additional requirements						
Comm. Mushroom Production	Special Exception	Optional	Optional	20 acres	Refer to Section 812.2 for additional requirements						
Commercial Water Resource Use	Special Exception	Optional	Optional	20 acres	Refer to Section 714 for additional requirements						
Group Child Daycare Home	Special Exception	Public	Public	Variable	Refer to Section 718.2 for additional requirements						
Child Daycare Center	Special Exception	Public	Public	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Adult Care Facility	Special Exception	Public	Public	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Hotel or Motel	Special Exception	Public	Public	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Solid Waste Disposal and Reduction	Special Exception	Optional	Optional	20 acres	Refer to Section 748 for additional requirements						
Truck Service and Washing Facility	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	30 %	50 %
Private Utilities	Special Exception	Optional	Optional	20 acres	Refer to Section 750.2 for additional requirements						
Undefined Uses	Special Exception	Optional	Optional	Variable	Refer to Section 754 for additional requirements						